



Filmer Road, Luton, Bedfordshire, LU4 9BX

Offers in Excess of £325,000 Freehold



Located in a desirable neighbourhood of Luton, this 3 bedroom home on Filmer Road is a charming and spacious residential property that offers comfort, convenience, and potential.



Filmer Road

Luton, LU4 9BX



- Off road parking
- Popular area of LU4
- 0.2 mile from Leagrave Train Station
- Two reception rooms
- Three generous size bedrooms
- Close proximity to local shops and amenities



Located in a desirable neighbourhood of Luton, this 3 bedroom home on Filmer Road is a charming and spacious residential property that offers comfort, convenience, and potential. This well-maintained home boasts an attractive address and presents an excellent opportunity for individuals or families looking for a modern living space with the added benefit of planning permission.

With its appealing features, convenient location, and proximity to Leagrave Station, this property is sure to impress.

As you step inside, you will be greeted by a warm and inviting interior. The ground floor features a spacious living room that is flooded with natural light, creating a welcoming ambiance for family gatherings or entertaining guests. The property boasts three well-proportioned bedrooms, making it ideal for growing families or accommodating guests. Each bedroom offers a comfortable and peaceful atmosphere for relaxation. The master bedroom features generous dimensions providing privacy and convenience. All bedrooms are tastefully decorated and provide ample storage space for personal belongings.

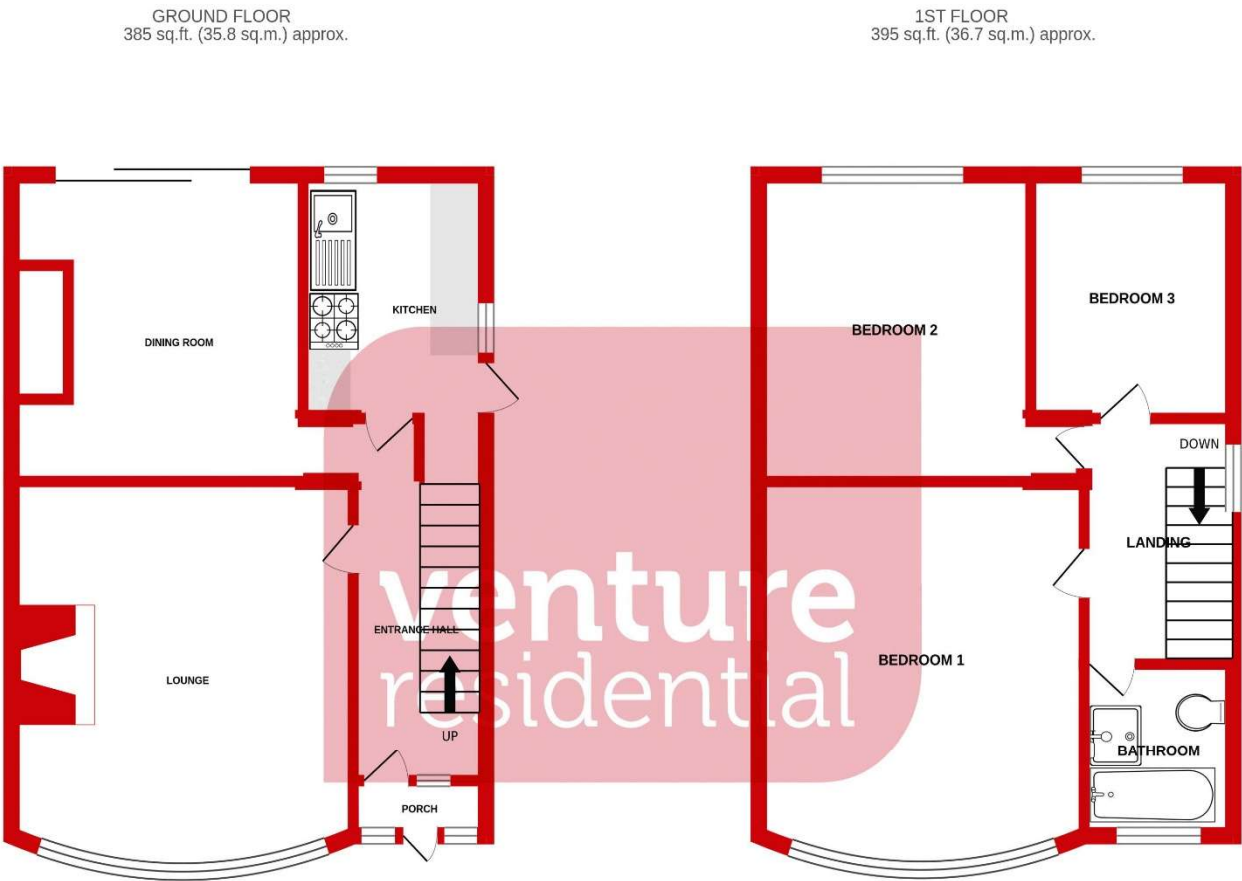
The property includes a well-appointed family bathroom on the upper floor. The bathrooms feature contemporary fixtures and fittings, including a bathtub and a shower.

The exterior of Filmer Road showcases a classic yet contemporary design that effortlessly blends into the neighbourhood. The property offers driveway providing off-street parking for multiple vehicles. The rear of the property offers a private garden, providing a serene and enjoyable outdoor space for relaxation and activities.

One of the notable features of this property is that it comes with planning permission, presenting an exciting opportunity for potential buyers. This means that there is the potential for extending or enhancing the property according to approved plans, providing flexibility for customization and future development.

Filmer Road enjoys a prime location within Luton, with the added advantage of being adjacent to Leagrave Station. This makes it an excellent choice for commuters, as direct train services are available to London and other major cities. The property is situated in a friendly and sought-after neighbourhood, surrounded by green spaces, local parks, and recreational facilities. Within close proximity, you'll find schools, restaurants, and leisure options, catering to a variety of lifestyle preferences. Additionally, the property benefits from excellent transport links and easy access to major road networks, ensuring convenient travel options.

Filmer Road presents a unique opportunity to own a spacious and well-appointed home with planning permission in a desirable location. With its inviting exterior, generous interior, proximity to Leagrave Station, and potential for customization, this property is sure to appeal to individuals or families looking to create their dream home. Don't miss out on the chance to make this house your own. Contact us today to arrange a viewing and explore the possibilities that await you at Filmer Road, Luton.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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